



# National Brownfields Assessment Pilot

## *Emeryville, CA*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

### BACKGROUND

EPA selected the City of Emeryville as a Brownfields Pilot. Historically, heavy industry was the predominant land use in the City, but the majority of these companies left the area in the 1970s. Currently, 234 acres are vacant or under-used, and 213 acres are known to have soil and groundwater contamination. Nearly half of the City's citizens are low-income, and more than half are minorities. Most of the City's poor live in neighborhoods bordered by brownfields. Although there is demand for residential and commercial development, the cost and risk associated with brownfields have impeded their redevelopment. The result for the City over the past five years has been a loss of \$13.3 million in tax revenues and 450 jobs.

### OBJECTIVES

The aim of Emeryville's brownfields effort is to encourage residential and commercial development by building stakeholder confidence in a risk management-based model for brownfields redevelopment. The model will incorporate an emerging State of California regulatory policy of using an area-wide rather than a parcel-by-parcel approach to environmental cleanups.

### PILOT SNAPSHOT



*Emeryville, California*

**Date of Award:**  
March 1996

**Amount:** \$200,000

**Site Profile:** The Pilot targets ten brownfields that cover more than 180 acres of land and contribute to the problems of contaminated groundwater in the City.

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Visit the EPA and Emeryville Brownfields Websites at:  
<http://www.epa.gov/brownfields>  
<http://www.best.com/~rda/bf-smmr1.htm>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Selected ten brownfields sites for potential redevelopment. Collectively, these sites cover approximately 180 acres;
- Compiled hydrogeologic, soil, and groundwater information from available sources to develop geographical information system (GIS);
- Achieved 50% completion milestone in development of a GIS model that incorporates environmental, economic, land use, and zoning information;
- Convened a broad-based Community Task Force to serve as a forum for community participation in decision making related to brownfields redevelopment. Conducted Task Force meetings and a community workshop; and
- Drafted regulatory framework for a Mitigation and Risk Management Plan to incorporate a City-wide approach to groundwater cleanup.

The Pilot is:

- Seeking appropriate regulatory approval to facilitate brownfields redevelopment based on risk management model;
- Conducting hydrogeologic testing and soil and groundwater sampling to provide data not available from other sources; and
- Conducting fate and transport modeling and risk assessment.

## LEVERAGING OTHER ACTIVITIES

Experience with the Emeryville Pilot has been a catalyst for related activities including the following.

- The Chiron Corporation, the second largest biotechnology firm in the country, will redevelop an unused research facility. Chiron will construct 12 new buildings over the span of 20 years to house their biotech firm, creating more than 3,000 jobs during this time.

- Catellus Development Corporation will construct 200 units of mixed income housing on a four-acre brownfields site, considerably decreasing the City's housing shortage.